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**Item 4 cont.**

(See Attachment 4, Pages 1-28)

**RECOMMEND APPROVAL**

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**Item 5**      **DMS/Analysis of Office Space Efficiency/Resulting Impact on State-owned Property in Tallahassee**

**DEFERRED FROM THE FEBRUARY 16, 2005 AGENDA**

**REQUEST:** Consideration of the Department of Management Services' analysis of office space efficiency and the resulting impact on state-owned property in Tallahassee.

**COUNTY:** Leon

**APPLICANT:** Department of Management Services (DMS)

**LOCATION:** Multiple

**STAFF REMARKS:** DMS has completed an analysis of state-owned property in the City of Tallahassee (City). This analysis is part of the agency's Workspace Management Initiative designed to improve office space quality for state employees, improve efficiency and control costs associated with property management. It is a statewide initiative that will first focus on Leon County (County). The analysis has included tenant requests, space quality and utilization, operating costs, building deficiencies, potential value or other uses of the property, and local community impact. The analysis has resulted in 11 parcels presented to the Board of Trustees for their consideration for future uses.

Several DMS facilities have high operating expenses, primarily due to utility consumption related to antiquated equipment. Those not conducive to state office use include an old jail, homes, former motels and other structures that lack floor plan efficiency.

DMS requested that the Department of Environmental Protection, Division of State Lands (DSL), initiate appraisals of a number of properties, primarily in the downtown City area. The appraisals have now been completed and any dispositions of these properties will be made in a manner most beneficial to the state. The decision to consider surplus properties was based on market interest, appraised value, and the ability to relocate occupants.

Additionally, DMS has formed a work group to solicit feedback from the community to ensure a responsible and disciplined approach is taken. The work group consists of members from the following: City, County, Chamber of Commerce, FSU, FAMU, Downtown Improvement Authority, Gaines Street Revitalization, and Blueprint 2000. DMS, DSL and the impacted

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**Item 5 cont.**

local interests have committed to collaboratively produce recommendations to fully leverage each of these assets on behalf of the state. With this additional information, a recommendation has been developed by DMS and DSL staff that DSL initiate the surplus procedure for sale of the Chevron, 319, Johns, and Clemons parcels or these 2 city blocks. Of these, only the Johns building currently has employees which DMS stated could readily be relocated and be vacant by August 2005. The City advised it is ready to move forward with purchasing of the Johns and Chevron Blocks as soon as the state is ready. The City has also expressed interest in other parcels for purchase and a possible land exchange.

Upon Board of Trustees approval of this item, staff will move forward with the proposed action to prepare these properties for disposition.

(See Attachment 5, Page 1)

**RECOMMEND APPROVAL**

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**Item 6**      **Whitley Bay Marina LLC Leases/Easement Modifications**

**DEFERRED FROM THE FEBRUARY 16, 2005 AGENDA**

**REQUEST:** Consideration of an application for (1) modification of two existing 10-year sovereignty submerged lands leases to (a) assign the leases to reflect a change of ownership; (b) extend the term to 25 years; and (c) remove special lease condition 31b; and (2) modification of an existing sovereignty submerged lands easement to assign the easement to reflect a change of ownership.

**COUNTY:**                      Brevard  
Lease Nos. 050001674 and 050786344; Easement No. 00297(4160-05)

**APPLICANT:**                Whitley Bay Marina LLC (WBM)

**LOCATION:**                    Section 33, Township 24 South, Range 36 East, in the Indian River, Class  
III Waters, within the local jurisdiction of the city of Cocoa  
Aquatic Preserve: No  
Outstanding Florida Waters: No  
Manatee County: Yes, with an approved manatee protection plan  
Manatee Aggregation Area: No  
Manatee Protection Speed Zone: No

**CONSIDERATION:** As defined in Rule 18-21, F.A.C.